

Huntington Hills Neighborhood Homeowners
Battle Creek, MI 49015

July 21, 2020

City of Battle Creek Planning Commission
10N Division St. Suite 117
Battle Creek, MI 49014

Dear City Planning Commission,

This letter is in reference to the "Conditional Re-Zoning #Z-01-20". Petition from Stetler Built Homes Inc.

We, as the homeowners and residents of Huntington Hills, are extremely concerned and **Strongly Oppose** the proposed zone change from the 13 "single family home lots" to 31 attached dwelling/Villas.

Our concerns are as follows:

1. The zoning change would completely disregard the original intent of the Huntington Hills Development and Neighborhood as it was proposed to each of us as we either built or purchased our homes from Stetler Built. At the point of sale we were told by Stetler Built or representative that the Huntington Hills Neighborhood design would be comprised of 1 condo Section (the Commons) and 3 single family neighborhoods, the Abbingtons, Kensingtons and the Barringtons. Each of these neighborhoods would have to comply with the minimum specifications set forth by Stetler Built. There would be minimum lot sizes, square footage, and price parameters that would have to be met before anything could be built. Those were explained in detail and documentation was provided pertaining to the deed restrictions, plat maps, common areas, amenities etc. set forth in the Purchasers Information Booklet and by signs that were posted at the entrance to the neighborhood with price value ranges stated for each. A zoning approval change would completely disregard what was proposed and sold to us many years ago. The portion of land that Stetler Built is requesting the zone change in is in the Barringtons, which is supposed to have the highest minimum requirements. Single family houses with the largest lots, the largest square footage, and the highest beginning values (\$350,000 and up as was stated on the signs). They want to replace that with multiple condos, that do not comply with those minimum requirements. Per the by-laws, Article VI Restrictions, the Barrington's are supposed to have no less than 3 and no more than 4 car garages. This would not be in compliance. For one and a half to two story dwellings the minimum square footage exclusive of garage, porch and decks is to be 2,600 square feet. This would not be in compliance. Based on the diagram provided, Stetler Built would also be out of compliance with the minimum lot size for two reasons – the 13 individual lots would disappear and be owned by the corporation and they would also not comply with the minimum requirement set forth under Article VI section (m). We would rather see the Stetler's keep their word and finish that portion of the neighborhood with 13 single family houses that meet the minimum requirements. Or, if it must be condos, then 13 individual condos that meet the minimum requirements.
2. This proposed change from 13 new structures to 31 new structures would increase traffic substantially for all residents. From the main thoroughfare's that all use, to especially the Barringtons. The additional structures/condos (which we would assume have 2 car garages –

which again is not in compliance with minimum specs) have to potential to add an additional 60 plus cars to the neighborhood on a daily basis. This additional traffic comes with and causes other issues.

3. Additional wear and tear to our streets and amenities.
4. Additional safety issues for the children, pedestrians, and other activities of our neighborhood. Besides kids just playing by their own homes, the neighborhood amenities were set up off of the main thoroughfares. To utilize these our children must walk, run or ride a bike to get to these structures. These include a children's playground, basketball court, soccer net, tennis courts, and walking trails. Many of the walking trails cross the main thoroughfares or other roads in the neighborhood. Many of us purchased houses in Huntington Hills because of the safety that a subdivision provided for ourselves and our children. This zoning change would increase the risk to our overall community, and it is one that we collectively were not planning on.
5. This has the potential to substantially decrease our property values. By building condos that are much smaller, and that do not meet the minimum specs set forth by Stetler Built in the first place for this part of the neighborhood, in addition to other issues stated in this letter, our collective resale values could be impacted in a negative way.
6. None of our neighborhoods are finished now. After approx. 20 years of development, none of the neighborhoods (The Commons, Abbingtons, Kensingtons or Barringtons) are complete. There are still many lots to build upon. There has been very little progress over the last several years to complete the neighborhoods by Stetler Built. A lot of the progress that has happened was completed by other builders such as Allen Edwin. We have concerns that this new project if approved could end up in a similar situation resulting in years of construction, hassle and eventually not comply with the by-laws of our community.
7. We have a trust issue with this situation. Many of the residents received no letter about this situation informing of the public hearing and request for re-zoning. Especially those that it effects the most that live in the Kensingtons and Barringtons because this is going right behind their backyard. Many had to find out from neighbors as they were not formally informed and have still not received the public notice. This was not formally brought up at any Community meeting. It was brought up as an off the cuff general statement of possibility, no formal meeting was requested or called by the Stetlers to inform or discuss with the community or HOA members. This came out of left field with barely a week to gather information or discuss before the hearing. Whether this was their intent or not it gives the appearance that they were trying to get this pushed through with little known about it by the HOA members. Another trust issue, is that there have been houses already built in our neighborhoods that do not comply with the minimum standards set forth in the by-laws. Either by Stetler or some other builder that Stetler sold the lot to. How are we to know that things won't comply with this either until it is too late and irreversible?
8. The amount of construction that our community will have to deal with – instead of 13 individual sites there will be 31 joined or individual sites. We all knew there was the potential for 13 additional construction sites and the hassle that comes along with that but not 31. The additional noise, traffic, safety issues, construction debris, dirt and waste and the potential extended lengthy time that our community will have to deal with those issues is not something we knew about or agreed to based on the original agreement when we purchased. We already have drainage pond issues of overflowing with heavy rains. When this happens the water approaches many of the actual dwellings of our residents who reside in the Kensingtons and Barringtons. Will this be tied into our already stressed water drainage systems? Will there be adequate room to construct new ones? Will the additional units cause major problems in regard to this? If it does, who bears the cost to fix? Us? The City? The Stetlers?

9. Based on the proposed diagram provided and the aerial photograph, it appears that the change from single family to condos will overcrowd the proposed area. It does not look like it will fit the amount of land that is in question without giving an overcrowded unappealing look to that area. The by-laws set up certain restrictions to keep the appearance of the neighborhood aesthetically appealing.

We appreciated you taking the time to read and review our concerns. We realize that there is a business here that wants to make money, but this is where we live. Several hundred of us were sold a different bill of goods and what is proposed now is far from that.

Sincerely,

Homeowners in the Huntington Hills Neighborhood

First Name	Last Name	Address	Street	Phone
Jason and Shayne	Elwell	106	Abbingtion	269-377-3416
Kristi	Belmore	107	Abbingtion	269-967-2611
George	Cherian	118	Abbingtion	269-924-2332
Marino and Helena	Puhaj	121	Abbingtion	269-806-4339
Donald & Katherin	Mohney	124	Abbingtion	269-986-8541
Matthew ad Mandy	Griffiths	126	Abbingtion	331-452-4301
Harmail and Sarbjit	Singh	129	Abbingtion	269-420-0121
Steve and Theresa	Riley	133	Abbingtion	269-967-9259
David	Disher	135	Abbingtion	269-209-2909
Fernando	Arroyo	139	Abbingtion	269-589-6530
Donna	Kowalski	153	Abbingtion	269-579-3733
Billie	Walk	172	Abbingtion	269-753-1243
Sally	Hoffman	183	Abbingtion	269-282-1643
Jeff and Anne	Perry	315	Abbingtion	269-209-7121
Pratik	Patel	318	Abbingtion	615-364-3792
Jerry and Vicki	Kosmerick	330	Abbingtion	
Corey	Williams	333	Abbingtion	269-209-0424
Chuck and Kristyn	Truex	345	Abbingtion	269-209-0894

Total Houses:	44	
Total Responses:	18	40.91%
Opposed	18	100.00% of those who responded
In favor	0	
No response	26	59.09%

First Name	Last Name	Address	Street	Phone
Adolfo and Esther	Vazquez	101	Barrington	269-282-8235
William	Scalf	113	Barrington	
Mark and Christine	Wentworth	119	Barrington	269-209-8931
David and Patricia	Wludyka	127	Barrington	616-401-9286
Chris and Tricia	Wilhelmson	128	Barrington	269-274-1193
Scott and Jenni	Peavy	135	Barrington	269-719-5766
Pardeep (Louie) and Varinderjit	Singh	140	Barrington	269-274-8822
Muhammed and Umera	Asif	143	Barrington	269-348-4593
Jon and Sandra	Melges	146	Barrington	269-788-2640
Ranbir and Daljeet	Singh	147	Barrington	269-719-2768
Ignatius and Linda	Manu	155	Barrington	269-420-0276
Robert and Suzanne	Dowe	158	Barrington	269-420-0767
Mike	Eubanks	161	Barrington	269-317-5326
Fidaa Beiz and Ali	Ghasham	170	Barrington	269-270-8603
Jim and Karen	Rich	182	Barrington	269-579-2555
Joe and Terri	Orolin	220	Barrington	269-753-4593
Rich and Heather	McKendrick	221	Barrington	269-420-0276
Eric and Monica	Blakeslee	226	Barrington	
Tom and Jody	Drew	227	Barrington	952-457-9959
Ernie and Ruth	Branham	232	Barrington	269-962-7346
Gabe and Erin	Corey	233	Barrington	269-830-0961

Total Houses:	22	
Total Responses:	21	95.45%
Opposed	21	100.00% of those who responded
In favor	0	
No response	1	4.55%

First Name	Last Name	Address	Street	Phone
Javier and Liz	Alvarado	100	Kensington	269-209-6738
Brett	Crutshall	106	Kensington	269-420-0333
Dorothea	Webb	120	Kensington	269-275-8612
Lisa	Williams	122	Kensington	269-924-2166
Colleen	Thome	132	Kensington	269-963-2664
Janet	Radford	135	Kensington	269-274-1200
Sallie	Meyer	138	Kensington	269-274-4313
Kyle and Broek	Lewis	147	Kensington	269-598-1213
Dung	Truong	150	Kensington	269-830-3361
Jeff and Kathy	Williams	156	Kensington	989-941-2820
Patricia	Beard	162	Kensington	269-968-3464
Jeff and Mary	Williams	166	Kensington	269-832-1921
Michelle	Williamson	178	Kensington	269-830-2243
David	Korp	180	Kensington	269-969-4077
Clarence and Deborah	Kimber	190	Kensington	269-209-4134
Jigar	Patel	196	Kensington	
Scott	Roelof	202	Kensington	
Rachel	Delmont	208	Kensington	269-969-6794
Jim	Keating	217	Kensington	269-209-3496
Dawn	Kerwin	220	Kensington	269-275-1278
Tracy and Mark	Aicher	233	Kensington	906-553-3199
Andi and Kenneth	Gummer	238	Kensington	518-892-2840
Travis	May	280	Kensington	269-271-5893
Howard and Aisha	Walters	286	Kensington	562-713-4670
Josh & Krystal	Malone	293	Kensington	269-578-6102
Steve and Amy	Anderson	299	Kensington	269-420-1023
William	Maddix	305	Kensington	734-546-6826
Brittany	Bailey	113	Kings	269-223-9981
Carla & Scot	Grant	244	Queens	269-209-7058
James and Carrie	England	265	Queens	269-420-3061
Eric and Pam	Kuczewski	271	Queens	734-255-5409
Robert and Sarah	Scaia	262	Queens	586-365-8278

Total Houses:	74	
Total Responses:	32	43.24%
Opposed	30	93.75% of those who responded
In favor	0	
Indifferent	2	6.25% of those who responded
No response	42	56.76%

Residents from the Commons that are opposed to it when they heard about it. No effort was taken to contact the residents of the commons outright. They have a separate board and we have no issues with condos only the fact that they are trying to put them in the single family home areas.

First Name	Last Name	Address	Street	Phone
Judy and Gary	Reimer	209	Canterbury	231-676-0072
Julie	Rabbit	216	Canterbury	269-924-6920
Martha	Frahm	406	Coventry	269-968-8848
Verlene	Clark	404	Covington	269-963-3639

Compilation of questions and statements from the Huntington Hills single family residents:

Note: Similar questions and statements have been aggregated and combined with others to save time.

1. At bare minimum the Zoning commission should postpone the meeting and give our community more time to respond. The application was posted on Friday, July 17th only allowing basically 4 days for our community to share information regarding this proposal. Many of our fellow residents still do not know about this whole situation. Very few of us actually received the proposal letter. It appears that more residents in Jacaranda received it than we did because we went over and asked. Which we find very odd. This affects them very little in comparison. We feel that this is being rammed through for the benefit of a business. We have not had enough time to formulate our ideas, to meet, converse and respond. We have accomplished a lot during those 4 days but it has been hard, with Covid – 19, neighbors and families on vacation. Even with that said, out of 74 replies, 72 of the single family residents who have responded who are opposed to this proposal. 2 have abstained due to their relationship with the Stetlers. There are 140 single family homes in the community.
2. We understand through the grape vine that the Stetlers feel that our community is trying to sabotage this process. Sabotage seems like a harsh word to us. We are trying to stop this process. We are collectively trying to protect and maintain our own investments/family lifestyles which are now at risk from the Stetlers. We understand that our interests conflict with the Stetlers business profit motive. We wish Stetler Built no ill will, we only desire that they finish the neighborhood based on the original intent that we were all sold.
3. We understand that the Stetlers are upset and have offered to talk to anyone who has questions. This seems odd to us based on their actions. They basically only gave us 4 days from the time they filed their application. We, in turn, are also upset that they did not extend the courtesy to our community members to inform us of the situation far in advance of this meeting. Annie sits on the board. We understand that she mentioned it in passing as a possibility but there was no formal presentation given to the HOA board or the community. There have been no updates to any of us along the way. We used to meet at the church whenever something like this came up. Why did that not happen this time? If they were trying to comply with Covid, a simple flyer in everyone's mailbox would have been enough instead of trying to ram through this proposal in a short period of time with basically none of the residents informed. This came out of left field for all of us. All of their attempts to communicate were through odd ways and minimal effort regarding our community.
4. Many of us had a hard time with this when we found out about it. Frankly we were shocked. We had to find out through our neighbors instead of the Stetlers themselves. Many of us have good and long relationships with the Stetlers and do not appreciate the position they have put us in. Based on that it was a hard decision to oppose this but felt it necessary because we live here with our families.
5. If they feel that they can sell 1,350 square foot condos for \$285,000 why won't they finish the existing neighborhoods and lots where the houses could be 1,800 to 2,000 square feet for \$200,000 to \$240,000? There seems to be no movement on their end with the real estate industry being very hot.

6. Went on the internet and looked up condos listed in Battle Creek. We have provided information that is attached. Our fear is on two levels. First is that things are not good right now in our country/economy, and this project may end up unfinished too. Second, even if the Stetlers are able to build and sell all of these which is a far stretch, the Stetler's walk away with a bunch money and leave us with the after math of the secondary market which is not good. We even pulled the property tax information from the city website for one of the Commons (HH condos) streets where the average price per condo sale in the secondary market was \$170,868.50 – see attached. If you give us more time we would gladly put together the analysis for the rest of the street.
7. The Stetlers told all of us that built here that we had to meet certain requirements based on the bylaws set forth by them for each single family neighborhood. Houses needed to have a certain size and a certain look. We were told all of this was to maintain the property values of each single family neighborhoods. They even had signs at the entrances to Huntington Hills that listed the price ranges for each. Now they want to change it. Shouldn't they have to comply to the same bylaws that they made us adhere to for the last 20 years?
8. The Stetlers are developers, they knew the risks when they started this. Why do we have to collectively suffer for something that did not pan out for their business? Why do we have to collectively pay for their misjudgment when we have had to abide by their rules all this time? Shouldn't they have to abide by them too?
9. Many of us feel uneasy for the fact that John Stetler sits on the planning commission board. We know that many of the other members are either friends or good acquaintances and may have possibly conducted business with John in the past. Even if he abstains from the vote, their maybe an issue of ethical fairness due to the relationships that he may have with other members. For how many years has John known each board member? Does he sit on any other boards with them? Has he conducted business with any of them in the past? This is a small town and many of us know that John is known to them and may have strong relationships with them.
10. We understand that the Stetlers gave a hard sell presentation to the neighborhood 10 committee over in Westlake. Why is he presenting to them instead of the community members here in Huntington Hills? Most of our community did not even know that there was this neighborhood 10 organization and that Huntington Hills was even a part of it. The last page of the application is a letter from Jeff Koteles, Chairman, West Lake/Prairie View Neighborhood Council NPC 10. He stated from his point of view in his letter "According to John Stetler, this isn't a certainty yet but want to be able to move forward should this become a reality. This is dated 2/25/2020. He also stated that "Huntington Hills is somewhat isolated from the overall NPC 10 neighborhood so the impact of the increase in density and traffic would be minimal to our NPC except to the Huntington Hills neighborhood" He states that there is apparently no opposition from those neighbors who may be affected. If any of us we had known this was going on you would have seen the opposition that we have now which is basically 99% opposed. See other letter.
11. If you take the map provided on the rezoning proposal and trace the 3 Barrington houses in the map and overlay that over the proposed 31 condos, you will be fitting 11 condos in the same area of those 3 lots. This is very overcrowded and crammed together. It does not fit with the original intent of the Barringtons and is more crowded than our other condo area the Commons.

12. Shouldn't there be an environmental study conducted before this proceeds? There are marshy wetlands with herons and other animals in that area. In addition what kind of drainage are they going to put there and would it also tie in to our other drainage areas which often overflow and flood now without the added stress.
13. In their application, they said that our community was informed in two separate occasions and that we were publicly notified. They said based on that that there was no opposition or contestation. Yet within 4 days of receiving their application everyone has been opposed to this except for two people who did not want to be for or against based on the relationship that they have with the Stetlers. Isn't it a little odd that if our neighborhood was so well informed, how do we go from 0 to 99% so quickly?
14. Many of us are concerned that it won't stop with the Barringtons. There are large sections of undeveloped land in other parts of the neighborhood that are also supposed to be single family homes. If this gets approved are those next? What are the intentions for those lots?
15. How do we get to the point where the vast majority of our residents knew nothing about this, a major change in our neighborhood four days ahead of having this public hearing? Many of the residents received no formal notification and still have not received formal notification regarding the zoning change. Most of those that did not receive and still have not received it are having this go right in their backyard. How does that happen?
16. Some residents have stated that they were charged a premium for their lot because the wooded area was going to be left and not built upon. What recourse do these residents have?
17. We have a hard time accepting the fact that they put forth even a minimal amount of effort in contacting and updating us of this ongoing situation. A public notice in the shopper! Really? Who reads the Shopper cover to cover looking for re-zoning proposals that just might be in our neighborhood per chance? They have a seat on our HOA board. They have all of our addresses. They BUILT most of our houses and know us personally. This really feels like an end around.
18. What so compelling now, after all of these years, besides lining the Stetler's pocket books? We do not see what benefit this brings to our community or any of its members.

2 Potential Solutions Presented.

1. Many have stated that the Stetlers have a lot of undeveloped land elsewhere. Why don't they build their "Potter's Grove" there and then not have to change all of the things that they have promised and made our community adhere to over the past decades? These minimum rules in the by-laws which were explained to us by them.
2. Due to the conflict of interest of John being on the planning commission, and the potential long standing relationships that he has with its members, maybe an outside committee, board or individual could be enlisted that both parties agree on so this does not get blown out of proportion. Right now at this time many residents are completely shocked at these chain of events. Many have already stated we should call channel 3, go to the enquirer, and start a social media blitz against the Stetlers. We really don't want to go there or to have this spread beyond that if it's approved.

Thank you for reading our concerns, statements and questions. We would at bare minimum request more time to inform the rest of our community that still does not know, gather their thoughts and concerns) and to seek legal council for our options if this passes.

The Concerned Residents of Huntington Hills



EVIDENCE OF SECONDARY MKT DECLINE

Battle Creek, MI



For Sale

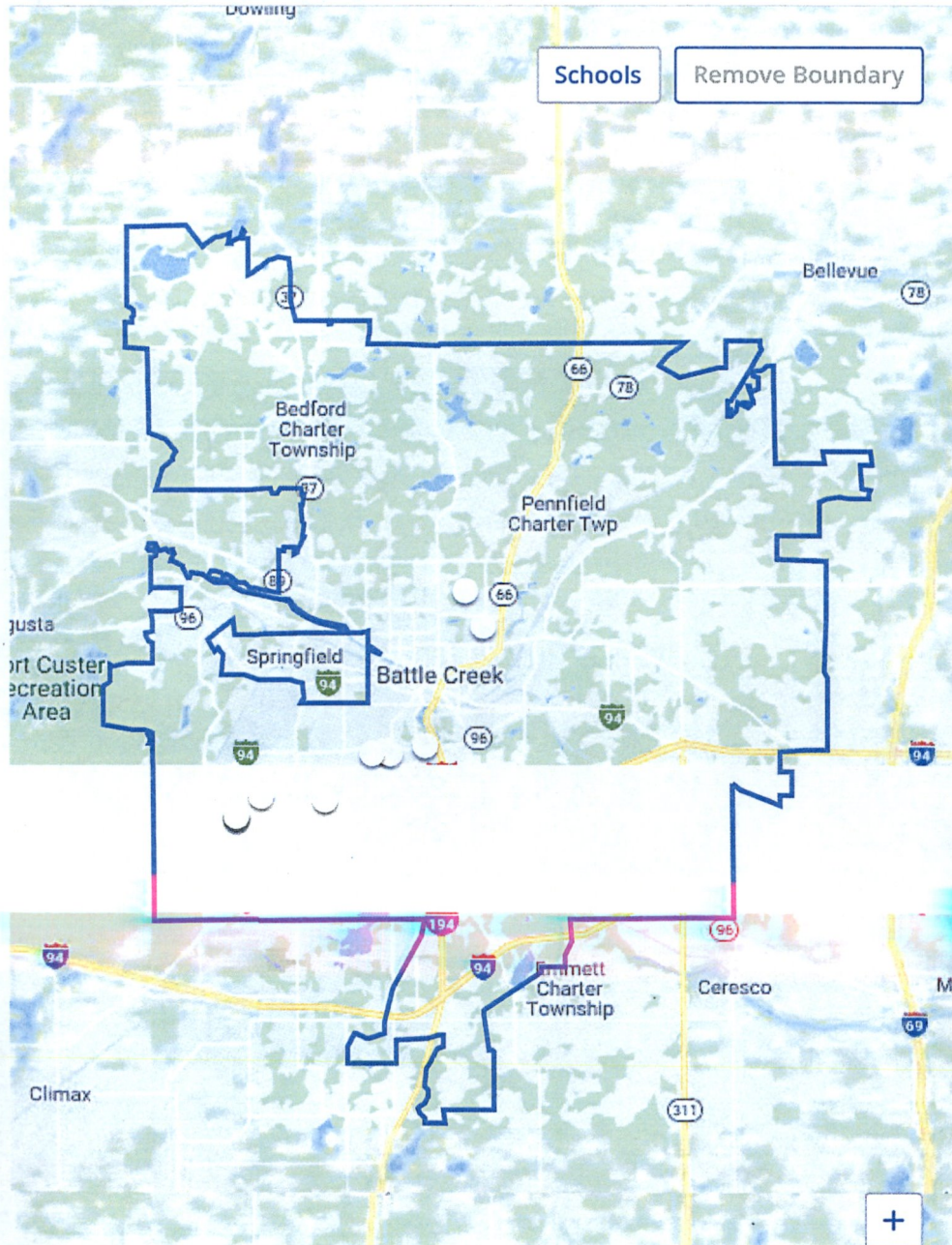
Price

Beds & Baths

Condos/co-ops

More

Save search



Battle Creek MI Condos

11 results

Sort by: Homes for You

8 days on Zillow

**\$149,900**

125 Wa Wee Nork Dr #209, Battle Creek, MI 49015

Condo for sale

2 bds | 2 ba | 1,261 sqft

11 days on Zillow

**\$274,900**

307 Beckett Park, Battle Creek, MI 49015

Condo for sale

3 bds | 3 ba | 3,071 sqft

Google

DECINE
EVIDENCE OF
TAMPERING



Loading

21 days on Zillow



\$139,900

3 bds | 3 ba | 1,516 sqft

732 Charlemagne Blvd, Battle Creek, MI 49017

Condo for sale

5 days on Zillow





EXP Realty LLC

\$225,000

3 bds | 2 ba | 1,676 sqft

1 Hiawatha Cove Trl APT 24, Battle Creek, MI 49015

Condo for sale

9 days on Zillow



RE/MAX PERKINS ASSOCIATES

\$216,000

3 bds | 3 ba | 2,440 sqft

112 Clubhouse Dr, Battle Creek, MI 49015

Condo for sale

10 days on Zillow



Bruce Phillips, REALTORS LLC

\$189,900

3 bds | 2 ba | 1,408 sqft

133 Beacon Ridge Dr #6, Battle Creek, MI 49017

Condo for sale

38 days on Zillow





\$350,000

4 bds | 4 ba | 3,872 sqft

307 Windamere Blvd, Battle Creek, MI 49015

Condo for sale

37 days on Zillow



\$210,000

2 bds | 2 ba | 1,447 sqft

251 Columbia Ave W APT 11, Battle Creek, MI 49015

Condo for sale

530 days on Zillow



\$285,900

3 bds | 2 ba | 1,556 sqft

303 Waldon Dr, Battle Creek, MI

New construction

531 days on Zillow



Chuck Jaqua, REALTOR, Inc.

\$289,000

2 bds | 2 ba | 1,477 sqft

209 Ridgeview, Battle Creek, MI

New construction

531 days on Zillow



Chuck Jaqua, REALTOR, Inc.

© Google

\$279,900

2 bds | 2 ba | 1,477 sqft

317 Waldon Dr, Battle Creek, MI

New construction

[Save this search](#) to get email alerts when listings hit the market.

The list below is from the property tax logs of the city. One street was selected from the Huntington Hills Condo sections and lists all of the last sales and prices for each. We would do the rest if we were given or had more time.

201 Canterbury	Huntington Hills	1665	\$ 152,746.00	
202 Canterbury	Huntington Hills	1240	\$ 200,000.00	
203 Canterbury	Huntington Hills	1240	\$ 174,000.00	*
205 Canterbury	Huntington Hills	1240	\$ 168,000.00	*
206 Canterbury	Huntington Hills	1632	\$ 166,073.00	
207 Canterbury	Huntington Hills	1240	\$ 170,503.00	
208 Canterbury	Huntington Hills	1649	\$ 152,000.00	
209 Canterbury	Huntington Hills	1478	\$ 189,900.00	*
210 Canterbury	Huntington Hills	1240	\$ 148,000.00	*
211 Canterbury	Huntington Hills	1550	\$ 161,000.00	*
212 Canterbury	Huntington Hills	1478	\$ 171,500.00	
213 Canterbury	Huntington Hills	1473	\$ 196,700.00	**

Average price per condo sale	\$ 170,868.50
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* Condos that have sold in the last 3 years.

** Original price of condo sale from Stetler to buyer in 2001

13 parcels to 31
dwelling units in Calhoun
subdivision Plan No. 30.

NOTE:

THE DRAINED AREA IS SUPER-
IMPOSED OVER THE CONDO
PROPOSED AREA.

